

LEE BETTY TRUSTEE/OF JOHN D JR & BETTY W JOINT LIV
78 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0031-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT										TYPE										MDL									
Exterior Wall										0500										11									
Roof Structure										16										4,008									
Roof Cover										03										WD FR STUC 100									
Interior Wall										05										GABLE/HIP 100									
Interior Floor										11										CLAY TILE 50									
Interior Floor										13										CARPET 50									
Air Condition										04										CENTRAL 100									
Heating Type										04										AIR DUCTED 100									
Bedrooms																				3 100									
Bathrooms																				3.5 100									
Frame										02										WOOD FRAME 100									
Stories										1.										1. 100									
Units																				0 100									
Quality										04										Quality Level 04									
DOR CODE										0100										SINGLE FAMILY									
MAP NUM																				MKT AREA 10									
NEIGHBORHOOD/LOC										10007.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										3,313										100									
FGR										654										55									
FOP										12										30									
FOP										136										30									
UOP										1,451										20									
TOTALS										5,566										4,008									
EXTRA FEATURES										78 LONG POINT DR, FERNANDINA BEACH																			
L N										OB/XF CODE										DESCRIPTION									
BLD										CAP										L									
W										UNITS										UT									
Adj R										ADJ UNIT PRICE										ORIG COND									
YEAR ON										YEAR ACTUAL										Q									
% COND										OB/XF MKT VALUE										NOTES									
1										0504										FP-ELECTRI									
2										0812										CONCRETE C									
3										1126										CB/STC 8"									
TOTALS										5,566										4,008									
EXTRA FEATURES										78 LONG POINT DR, FERNANDINA BEACH																			
BLD DATE										XF DATE										LGL DATE									
INC DATE										LAND DATE										AG DATE									
04/08/2024										MLU																			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
UOP=[YR=1993]										L11 U11 N5 W20 S5 W12 S2 L18 D18 W6 S12																			
BAS=[YR=1993]										S1 W11 S36 E6 S1 E20 FOP=[YR=1993]										S10 E8 N17									
W8 S7 \$ N7 E8 S11 E20 FGR=[YR=1993]										S1 FOP=[YR=1993]										S4 E3 N4									
W3 \$ E3 S4 W3 S23 E23 N28 W12 N2 W11 S2 \$ N2 E11 S2 E6 N21 W4																													
N23 E4 U3 R3 N4 L3 U3 W4N15 W20 S20 W4 D3 L3 S4 W29 \$																													
E29 N4 U3 R3 E4 N20 E20 S15 E4 D3 R3 S4 D3 L3 W4 S23																													
E11 N42 \$.																													
LAND DESCRIPTION										TOTAL OB/XF										6,126									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPH FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
1										000140										C									
RES GOLF										100										PUD									
0.00										0.00										1.00									
LT										1.00										1.00									
1.00										750,000.00										750,000.00									
750,000																													
REVIEW DATE										05/12/2019										BY									
KBA										Total Acres: 0.00										Total Land Value: 750,000									
Market: 0										Agricultural: 0										Common: 750,000									
PRINTED 07/30/2025 BY SYS																													